



COUNCIL CHAMBERS

17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

COUNCIL MEMBERS

Dennis Kennedy, Mayor
Hedy Chang, Mayor Pro Tempore
Larry Carr, Council Member
Greg Sellers, Council Member
Steve Tate, Council Member

PLANNING COMMISSION

Geno Acevedo, Chair
Joseph Mueller, Vice-Chair
Robert Benich, Commission Member
Bob Engles, Commission Member
Robert Escobar, Commission Member
Ralph Lyle, Commission Member
Charles Weston, Commission Member

WEDNESDAY, MARCH 5, 2003

AGENDA

JOINT MEETING

SPECIAL CITY COUNCIL MEETING

and

SPECIAL PLANNING COMMISSION MEETING

7:00 P.M.

A Special Meeting of the City Council and Planning Commission is Called at 7:00 P.M. for the Purpose of Conducting City Business.

Dennis Kennedy, Mayor

CALL TO ORDER

(Mayor Kennedy)

ROLL CALL ATTENDANCE

(City Clerk Torrez)

DECLARATION OF POSTING OF AGENDA

Per Government Code 54954.2

(City Clerk Torrez)

7:00 P.M.

SILENT INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

NOW IS THE TIME FOR COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THIS AGENDA.

(See notice attached to the end of this agenda.)

**PUBLIC COMMENTS ON ITEMS APPEARING ON THIS AGENDA WILL BE TAKEN AT THE TIME
THE ITEM IS ADDRESSED BY THE COUNCIL. PLEASE COMPLETE A SPEAKER CARD AND
PRESENT IT TO THE DEPUTY CITY CLERK.**

(See notice attached to the end of this agenda.)

**PLEASE SUBMIT WRITTEN CORRESPONDENCE TO THE CITY CLERK/AGENCY SECRETARY. THE
CITY CLERK/AGENCY SECRETARY WILL FORWARD CORRESPONDENCE TO THE CITY
COUNCIL/REDEVELOPMENT AGENCY.**

City Council Action

PUBLIC HEARING:

	Time Estimate		Page
1.	60 Minutes	<u>REVIEW OF DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE INSTITUTE GOLF COURSE AND MATHEMATICS CONFERENCE CENTER</u>.....	1
		Public Hearing Opened.	
		Please Limit Your Remarks to 3 Minutes. Public Hearing Closed	
		Council Discussion.	
		Action- <u>Provide</u> Comment on the Draft Environmental Impact Report.	

FUTURE COUNCIL-INITIATED AGENDA ITEMS:

Note: in accordance with Government Code Section 54954.2(a), there shall be no discussion, debate and/or action taken on any request other than providing direction to staff to place the matter of business on a future agenda.

ADJOURNMENT



CITY COUNCIL / PLANNING
COMMISSION STAFF REPORT

MEETING DATE: *March 5, 2003*

**REVIEW OF DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE INSTITUTE GOLF COURSE AND MATHEMATICS
CONFERENCE CENTER**

RECOMMENDED ACTION(S):

1. Open/close the Public Hearing
2. Provide comment on the Draft EIR

EXECUTIVE SUMMARY: The American Institute of Mathematics and the Corralitos Creek LLC (property owner) are requesting approval to operate an 18-hole private golf course on 192 acres located on the east side of Foothill Avenue at the intersection with East Middle Avenue. The applicants are also requesting approval to convert an existing 58,946 square foot restaurant building into a conference center and library for the American Institute of Mathematics.

The development, operation and maintenance of the golf course could have potential adverse environmental impacts. To evaluate these impacts, a Draft Environmental Impact Report (EIR) has been prepared and circulated for public review. The purpose of the joint City Council and Planning Commission meeting is to review the Draft EIR and receive public comment on the adequacy of the Draft EIR. The EIR was distributed to the City Council on January 24 and to the Planning Commission on January 28, 2003.

The project environmental setting, impacts, and mitigation measures are described beginning on page 15 through page 95 of the Draft EIR. Mitigation measures are recommended in the Draft EIR that would reduce project impacts to a less than significant level.

The public review period on the Draft EIR ends on March 10, 2003. All comments received during the review period will be incorporated into the Final EIR. Preparation of the Final EIR will take approximately four weeks. During this time the consultant will also prepare a Mitigation Monitoring Program for the development. Public hearings will then be scheduled before the Planning Commission and City Council to approve the Final EIR and the Mitigation Monitoring Program. The Council will also need to certify the Final EIR and adopt findings of overriding consideration if necessary.

The applicant will be requesting approval of a zoning amendment to establish a Planned Unit Development (PUD) district on the subject property. The PUD zoning will include a precise development plan for the golf course and mathematics conference center. It is expected that the zoning amendment application will be considered at the same time the public hearings are held for the Final EIR.

At the conclusion of the public hearing this evening, it is recommended that Council members and Commissioners provide any comments they would like to make on the EIR. Comments received at this meeting will be responded to in the Final EIR. Staff will provide a more detailed presentation of the project and the EIR at the joint meeting.

FISCAL IMPACT: No budget adjustment required.

Agenda Item # 1

Prepared By:

Planning Manager

Approved By:

**Community
Development Director**

Submitted By:

City Manager